

## ACC MEETING MINUTES FOR MARCH 6, 2019

Submitted by Tom Cable

- I. CALL TO ORDER -Called to order at 5:30 by chair Robert Pruski
- II. MEMBERSHIP ATTENDANCE – David Hoffman, Robert Pruski, Tom Cable, Ray Morais - Absent: Bill Pope
- III. GUEST ATTENTDANCE -Victor and Alejandra Ibarra – homebuilders, Dan Brown, Bryan McCabe, Jim Smock, Marvin Jones, Carter Tate
- IV. APPROVAL REQUESTS
  - A. 13526 Ducat - Discussion was over the entry staircase design in front of the inverted floor plan design. (Garages below, Main Floor second floor, Bedrooms third floor) The plan was approved by a 3-2 vote. However, there is serious concern as three previous such plans, which when constructed, appear to be incongruent as far as harmony of design with neighboring houses. This may be the last “hurrah” for the approval of these designs. It must be demonstrated that such a house can be in harmony.
  - B. 15242 Capstan - The design for this house is the same floor plan as the one directly across the street. Both house are siding which is rare on this street. To improve congruency, the builder agreed to use faux stone siding on the lower third of the house. The houses are dissimilar in other ways as required by the construction standards.
- V. MINUTES APPROVAL
  - A. Minutes were approved for 1/23/19 and 2/20/19
- VI. OLD BUSINESS
  - A. All agreed that rules should henceforth be called “standards”.
  - B. The following proposed standards were discussed and modified: Three Signature, Peculiar Hardship, Whitecap

Fencing, Cement Fiberboard, Board Process for Standard Changes. NEW BUSINESS proposed standards were for allowing a rot board for wood fencing and a change in the engineering requirement for pilings.

- C. The ACC members, with contributions from the Board members and two Board candidates (Bryan McCabe, Dan Brown), modified the proposals.
- D. Tom Cable will redo these with the new modifications in red for final ACC approval by email. The approved versions will be included in the Board packet for the next Board meeting for consideration.

#### VII. NEW BUSINESS

- A. Oversize House Designs - Tom Cable submitted a document discussing the problems with the three story inverted floor plan designs. This included a segment on the entry staircases forward of the building face. The document included corrective standards changes should the ACC determine they are necessary.
- B. Agenda Item D. was not discussed.

#### VIII. DEFERRED BUSINESS

- A. It was agreed that Tom Cable should invite Richard Pittman to answer questions regarding the City Annexation, the related 1992 ACC Covenant amendment, and the 1996 ACC Document.
- B. Tom Cable submitted a document outlining the many complications with Garden Lots. This subject will be further addressed in the future.
- C. Two adjoining houses under construction by the same builder with identical roof shingles were discussed. It was determined that the ACC approved both permits with the same specific named shingle color. This occurred because the houses were site inspected on different days. The contractor is a regular builder on the Island and will be contacted regarding the matter.

#### IX. ADJOURNMENT - 7:10 PM

